

*I hereby certify that the lot corners, dimensions, elevations and offsets to the proposed building or structure as shown on this plan are correct and conforming to Town of Walpole Zoning By-Laws and Regulations.*

**SIGNED:** \_\_\_\_\_  
*Registered Professional Engineer or Registered Land Surveyor"*

## **4-B SCHEDULE OF DIMENSIONAL REGULATIONS**

In all districts, no building shall be constructed on any part of a lot, created after the adoption of this provision of the Zoning By-Law, which does not have an area in which a circle, the diameter of which is not less than 80% of the minimum required lot frontage, tangent to the exterior street line from which the required frontage and minimum setback are derived and within all other lot lines, may be located. Furthermore, in all districts, no building shall be constructed:

- (1) On a lot having less than the "Required Lot Area" or having less frontage on at least one street than the "Required Lot Frontage"
- (2) So as to cover, together with any other buildings on the lot, a larger portion of the lot area than the "Maximum Lot Coverage;"
- (3) So as to be nearer to the line of a street than the "Required Setback Distance" or nearer to the side lines of its lot than the "Required Side Yard Width" or nearer to the rear line of its lot than the "Required Rear Yard Depth",

as specified in the chart in this Section for the district in which the lot is located.

**Chart for Schedule of Dimensional Regulations (Section 4-B)**

District			Maximum Lot Coverage		Required Yards			Maximum Building Height (feet)
	Required Lot Area (square feet)	Required Lot Frontage (feet)	By Structures	By Structures & Other Impervious Surfaces	Required Setback Distance (feet)	Width of Side (feet)	Depth of Rear (feet)	
Flood Plain & Water Conservation	Superimposed on other districts and subject to all the restrictions and regulations of those districts and provisions of 3-C.							
Park, School , Recreation and Conservation	40,000	200	25%	40%	30	25b	30c	35m,q
Rural	40,000	200	25%	40%	30	25b	30c	35m,q
Residence A	30,000	150	25%	40%	30	20b	30c	35
Residence B	20,000	125	25%	40%	30	15d	30c	35p
General Residence	15,000	100	30%	50%	30	10d	30c	35m,p,q
Business	a	a	40%	70%	25j	6e	20f	40m,q
Central Business Dist.	a	a	75%	75%	25j	6e	20f	52m,q
Limited Manufacturing	40,000 <sup>i</sup>	200 <sup>i</sup>	35%	70%	50j	40g	25 g,h	40k
Industrial	40,000 <sup>i</sup>	200 <sup>i</sup>	50%	70%	25j	10g,h	10 g,h	40k

### **EXPLANATORY NOTES TO SCHEDULE OF DIMENSIONAL REGULATIONS**

- (a) No building shall be constructed as a dwelling or a building so used on a lot having less area or frontage than the amount required for its construction in the abutting Residential District (or, where more than one such district abuts, in the particular district nearest to the building in question).

- (b) Except that a detached accessory building having a setback of at least one-hundred fifty (150) feet may be constructed within six (6) feet of the side lines of its lot.
- (c) Except that a detached accessory building may be constructed within ten (10) feet of the rear line of its lot.
- (d) Except that a detached accessory building having a setback of at least one-hundred (100) feet may be constructed within six (6) feet of the side lines of its lot.
- (e) Unless the wall adjoining a side lot line be a firewall used either as a party wall or with its outer face coincident with said line.
- (f) For a dwelling, except that a dwelling in which all rooms open onto a street or onto a yard or exterior court at least twenty (20) feet in depth may be constructed within six (6) feet of the rear line of its lot; six (6) feet for all other buildings.
- (g) Where it abuts a railroad right-of-way, none.
- (h) Where the rear yard abuts a residence district, fifty (50) feet.
- (j) To be used for no purpose other than walks, drives, landscaping, flag poles, lights, signs, canopies for gasoline service stations and fences as permitted or required elsewhere in this by-law, except that in the Business District and Central Business District, a minimum of six (6) feet of the setback adjacent to the street right-of-way line shall be landscaped and planted with trees and shrubs and in the Limited Manufacturing and Industrial District, a minimum of ten (10) feet of the setback shall be similarly landscaped, providing in both instances no planting shall be located as to restrict the visibility of vehicles leaving the districts by the exit driveways.
- (k) Plus one (1) foot for each additional foot by which:
  - (1) the setback exceeds the required setback distance, or
  - (2) the narrowest side yard exceeds the required side yard width, or
  - (3) the rear yard exceeds the required rear yard depth, whichever of the three (3) additional distances is the smallest.
- (l) Does not apply to one-story building of accessory use.
- (m) Except that a hospital and comprehensive health care system may be determined by "k" (above).
- (n) Includes accessory buildings or structures.
- (p) Except that a residential care continuum may be determined by "k" (above).
- (q) Except that a dormitory may be determined by "k" (above)

## 4-C SPECIAL CONDITIONS

### (1) Height Determination and Exceptions

The limitations of height shall not apply to chimneys, ventilators, skylights, tanks, bulkheads, penthouses, flagstaffs, railings, vanes, soil pipes, antennas and other accessory features usually erected above the roof line; nor to domes, towers, spires, or other ornamental features of non-residential buildings.

### (2) Additional Height Limitations Near Side Lines in Residential Districts

In addition to the maximum height limitation hereof, no portion of any building located within twenty-five (25) feet of any point on the side line of an adjacent lot shall have a height above the grade of said point greater than its horizontal distance therefrom if in a Rural or Residence A district, or greater than its horizontal distance therefrom plus five (5) feet if in a Residence B District, or greater than its horizontal distance therefrom plus ten (10) feet if in a General Residence District; provided, however, that this limitation shall not apply if the building in question is more than two hundred (200) feet from the nearest Exterior line.

### (3) Determination of Lot Frontage and Lot Area

#### (a) Lot Frontage and Area

For the purposes of this section, lot frontage shall be measured along the exterior street line from one side of the lot to the other, and also between said side lines along a line which marks the required building setback on such lot, and the longer of said distances shall be considered as the frontage of such lot. However, the shorter of such measurements shall not be less than eighty percent (80%) of the required frontage. Frontage for a corner lot shall be measured along the exterior street line from one side of the lot to the point of intersection of the tangents on the radius. In determining lot area, no portion thereof within the exterior line of any street shall be included.